# Aspull Common, Leigh, WN7 3PB Offers Over £600,000















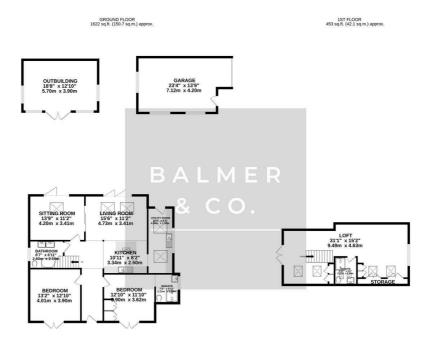
BALMER & CO in LEIGH are delighted to offer FOR SALE this stunning three-bedroom detached family home, set in a desirable semi-rural location close to Pennington Flash Country Park. Offered with no onward chain, this immaculately presented property simply must be viewed to be fully appreciated.

The accommodation comprises an inviting entrance hallway leading to a large open-plan kitchen and sitting room, featuring fully integrated Neff appliances including a hide-and-slide oven, warming drawer, gas hob, wine cooler, hot water tap, and central island. Bi-folding doors open out onto the rear garden, creating a wonderful indoor–outdoor living space. A separate utility room and second sitting room with a multi-fuel fire and sliding doors further enhance the versatility of the ground floor lavout.

There are two spacious double bedrooms, including one with fitted wardrobes and a stylish en-suite shower room, along with a contemporary three-piece family bathroom finished with Villeroy & Boch wall and floor tiles.

To the first floor is a stunning mezzanine-style master suite, overlooking the living area below. This impressive space offers ample fitted storage, an en-suite shower room, and Velux windows providing plenty of natural light, complete with electric blinds for added convenience.

#### Floor Plan



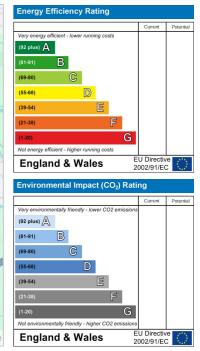
TOTAL FLOOR AREA: 2075 sq.ft. (192.7 sq.m.) approx.

Whits every stempt has been made to ensure the accuracy of the Booplan contained here, measurements of doors, windows, crosm and any other terms are approximate and no responsibility is taken for any encountries on or insi-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, spytems and applicance stooms have not been steed and no pusuament.

#### Area Map

## Pennington Pennington Flash Pennington Hall Park Flash Nature Reserve St Helens Rd LAND SIDE COMMON Atheri Pa St Helens S Newton Rd El ancashire Rd LOWTON Coords Map data @2025 Google

### **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.